

VIII. GENERAL STANDARDS FOR RECREATIONAL VEHICLE PARKS

A. Overview

Recreational vehicle parks shall comply with applicable rules and regulations of the Montana Department of Environmental Quality (DEQ) and DPHHS. These provisions also supplement applicable standards for major and minor subdivisions covered in chapters III and IV of these regulations. Recreational vehicle parks shall comply also with the provisions of Chapter XI, DESIGN AND IMPROVEMENTS STANDARDS, unless otherwise addressed in Chapter VIII, section C.

Recreational vehicle parks are required to be licensed by the Montana Department of Public Health and Human Services (DPHHS) prior to the governing body granting final approval of the subdivision.

The subdivider shall install all required improvements before renting or leasing any portion of the subdivision. The governing body or its agent will inspect improvements in order to assure conformance with the approved construction plans and specifications.

B. Streets and Recreational Vehicle Spaces

The arrangement, type, extent, width, grade, and location of all streets must be considered in their relation to existing and planned streets, topographical conditions, and public convenience and safety, and in their relation to the proposed uses of the land to be served by such streets. All recreational vehicle spaces shall be provided with safe and convenient access from abutting streets or roads. Alignment and gradients of roads shall be adapted to topography. Exposed ground surfaces in all parts of every recreational vehicle space shall be paved, covered with stone or other solid material, or protected with a vegetative cover.

1. Intersections

- a. Intersections of recreational vehicle park streets with local streets or major arterials or highways shall be kept to a minimum. Streets serving recreational vehicle parks shall connect with arterial streets so as to not create access on local streets. Intersections of recreational vehicle park streets with arterials or collector streets shall be designed so as to cause the least possible interference with traffic movement.

- b. No more than two (2) streets may intersect at one point.
 - c. Streets shall intersect at right angles, except when topography dictates otherwise, and in no case shall the angle of intersection be less than sixty (60) degrees.
 - d. Two streets meeting a third street from opposite sides shall meet at the same point or their centerlines shall be off-set at least one hundred twenty-five (125) feet.
 - e. Intersection design shall provide acceptable visibility for traffic safety as dictated by the designed operating speeds of the individual roadways.
- 2. Culverts or bridges shall be provided by the subdivider where drainage channels intersect any street right-of-way. Where culverts are required, they shall extend at least across the entire improved width of the street and/or base of fill and be a minimum of 15 inches in diameter.
 - 3. Plantings may be required for buffering, screening, or soil erosion protection, and are subject to approval by the governing body. Existing trees and other vegetation shall be preserved where possible. A buffering screen may be required along the perimeters of a recreational vehicle park that abuts a highway arterial or frontage access road and existing residential uses.
 - 4. Streets and roads shall be arranged to discourage through traffic.
 - 5. Horizontal alignment of streets shall ensure adequate sight distances.
 - 6. Roads in recreational vehicle parks shall comply with the appropriate design standards for local roads listed, except in regard to right-of-way widths. Streets should be wide enough to accommodate the projected parking and traffic load.
 - 7. Roads in recreational vehicle parks shall not be dedicated to public access.

C. Internal Design

- 1. Recreational vehicle spaces shall be arranged to facilitate placement and removal of vehicles from individual spaces.

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2. Accessory facilities shall be designed and located for safe and convenient use by occupants of the park, but so as to inhibit their use by non-occupants.
3. Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any accessory structures such as attached awnings shall, for purposes of this separation requirement, be considered part of the recreational vehicle.
4. The density shall not exceed 25 recreational vehicle spaces per acre of gross site area.
5. All recreational vehicles spaces shall be located at least twenty-five (25) feet from a public street or highway right-of-way.
6. The governing body may require that recreational vehicle parks located adjacent to industrial or commercial land uses provide screening such as fences or natural growth along the property boundary line separating the park from such uses.
7. The governing body shall waive parkland dedication and cash donation requirements for a recreational vehicle park subdivision where the subdivider agrees to develop an area of the development for a park or playground area. The area shall be located to conveniently serve all patrons of the recreational vehicle park. Recreation areas may include space for recreation buildings and facilities.

D. Grading and Drainage

1. The recreational vehicle park developer shall provide suitable drainage facilities for any surface run-off affecting the park. These facilities shall be located in street right-of-way or open spaces, and are subject to approval by the governing body.
2. Each culvert or other drainage facility shall be large enough to accommodate potential run-off from upstream drainage areas.
3. Drainage systems shall not discharge into any sanitary sewer facility.
4. All drainage systems shall meet the minimum regulations of the Montana DEQ and DPHHS.

E. Water Supply

All water supply systems shall meet or exceed the minimum water quality and design regulations of the Montana DEQ and DPHHS. Water supply systems shall be subject to approval by the governing body. The governing body may require that any central water supply system that is installed be designed to provide an adequate accessible water supply for fire protection purposes.

F. Sewage Disposal

All sewage disposal systems shall meet or exceed the minimum regulations of the Montana DEQ and DPHHS. The means for sewage disposal shall be subject to approval by the governing body.

G. Solid Waste

The recreational vehicle park developer shall assure that provisions for collection and disposal of waste are available and meet the minimum regulations of the Montana DEQ and DPHHS. The means for solid waste collection and disposal shall be subject to approval by the governing body.

H. Fire Protection

Each recreational park must comply with the fire protection standards in these regulations (see Appendix K).